

Franklin Township  
Warren County

Housing Plan Element  
Fair Share Plan

August 11, 2010

Prepared by: Franklin Township Land Use Board

In Consultation with Banisch Associates, Inc.

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# HOUSING ELEMENT

## Inventory of Municipal Housing Conditions

The primary source of information for the inventory of the Township's housing stock is the 2000 U.S. Census.

According to the 2000 Census, the Township has 1,019 housing units, of which 972 (95%) are occupied. Table 1 identifies the units in a structure by tenure; as used throughout this Plan Element, "tenure" refers to whether a unit is owner-occupied or renter-occupied. While the Township largely consists of one-family, detached dwellings (89% of the total, compared to 66% in the County), there are 124 units in attached or multi-family structures. The Township has a relatively low percentage of renter-occupied units, 13%, compared to 27% in Warren County and 34% in the State.

**TABLE 1: Units in Structure by Tenure**

Units in Structure	Vacant Units	Occupied Units		
		Total	Owner	Renter
1, detached	31	864	773	91
1, attached	0	27	19	8
2	7	18	7	11
3 or 4	5	20	7	13
5+	0	0	0	0
Other	0	0	0	0
Mobile home or trailer	4	43	38	5
<b>Total</b>	<b>47</b>	<b>972</b>	<b>844</b>	<b>128</b>

*Source: 2000 U.S. Census, Summary Tape File 3 (STF-3) for Township, QT-H5 and QT-H10.*

Table 2 presents the data concerning the year housing units were built by tenure, while Table 3 compares the Township to Warren County and the State. Approximately 55% of the owner-occupied units in the Township have been built since 1970, and 96% of the units built since 1970 are owner-occupied.

**TABLE 2: Year Structure Built by Tenure**

Year Built	Vacant Units	Occupied Units		
		Total	Owner	Renter
1990-2000	15	186	177	9
1980-1989	0	132	121	11
1970-1979	8	162	162	0
1960-1969	0	97	68	29
1950-1959	0	73	57	16
1940-1949	0	43	24	19
Pre-1940	24	279	235	44

Source: 2000 U.S. Census, STF-3 for Township, QT-H7 and QT-H5.

Table 3 compares the year of construction for all dwelling units in the Township to Warren County and the State. The Township has a larger percentage of units built from 1990-2000 than does the County or State and a smaller percentage of units built before 1970. The Township is similar to the County in the pre-1940 era. These differences are highlighted further by the median year of construction.

**TABLE 3: Comparison of Year of Construction for Township, County, and State**

Year Built	%		
	Franklin Township	Warren County	New Jersey
1990 – 2000	19.7	14.4	10.5
1980 – 1989	13.0	13.1	12.4
1970 – 1979	16.7	14.7	14.0
1960 – 1969	9.5	11.1	15.9
1940 – 1959	11.4	17.3	27.1
Pre-1940	29.7	29.4	20.1
<b>Median Year</b>	<b>1969</b>	<b>1963</b>	<b>1962</b>

Source: 2000 U.S. Census, SF-3 for Township, County, and State, DP-4.

Information reported in the 2000 Census concerning occupancy characteristics includes the household size in occupied housing units by tenure, and the number of bedrooms per unit by tenure; these data are reported in Tables 4 and 5, respectively. Table 4 indicates that both owner and renter-occupied units generally house smaller households in the Township with 50% and 46%, respectively, having 2 persons or fewer per household. Table 5 indicates that renter-occupied units generally have fewer bedrooms, with 52% having two bedrooms or fewer, compared to 18% of owner-occupied units.

**TABLE 4: Household Size in Occupied Housing Units by Tenure**

Household Size	Total Units	Owner-occupied Units	Renter-occupied Units
1 person	181	153	28
2 persons	303	272	31
3 persons	185	161	24
4 persons	168	149	19
5 persons	90	71	19
6 persons	31	31	0
7+ persons	14	7	7
<b>Total</b>	<b>972</b>	<b>844</b>	<b>128</b>

Source: 2000 U.S. Census, SF-3 for Township, H-17.

**TABLE 5: Number of Bedrooms per Unit by Tenure**

Number of Bedrooms	Total Units	(%)	Vacant Units	Occupied Units		
				Total	Owner	Renter
No bedroom	3	0.3	0	3	0	3
1 bedroom	46	4.5	5	41	12	29
2 bedrooms	199	19.5	25	174	139	35
3 bedrooms	429	42.1	4	425	389	36
4 bedrooms	307	30.1	12	295	282	13
5+ bedrooms	35	3.4	1	34	22	12

Source: 2000 U.S. Census, SF-3 for Township, QT-H8 & QT-H5.

Table 6 compares the Township's average household size for all occupied units, owner-occupied units, and renter-occupied units to those of the County and State. The Township's average household size for owner-occupied units is higher than those of the State and Warren County. The average household size for renter-occupied units is also higher than the State's or County's.

**TABLE 6: Average Household Size for Occupied Units for Township, County, and State**

Jurisdiction	All Occupied Units	Owner-occupied units	Renter-occupied units
Franklin Township	2.84	2.88	2.56
Warren County	2.61	2.77	2.19
New Jersey	2.68	2.81	2.43

Source: 2000 U.S. Census, SF-1 for Township, County, and State, DP-1.

The distribution of bedrooms per unit, shown in Table 7, indicates that the Township contains less “no or one bedroom” units than the County or State and significantly more four or more bedroom units than either the County or State. The State and County have similar patterns with two or three bedroom units being the most prevalent.

**TABLE 7: Percentage of All Units by Number of Bedrooms**

Jurisdiction	None or one	Two or Three	Four or More
Franklin Township	4.8	61.6	33.5
Warren County	13.9	62.1	24.1
New Jersey	18.3	59.2	22.6

Source: 2000 U.S. Census, SF-3 for Township, County, and State, QT-H4.

In addition to data concerning occupancy characteristics, the 2000 Census includes a number of indicators, or surrogates, which relate to the condition of the housing stock. These indicators are used by the Council on Affordable Housing (COAH) in calculating a municipality's deteriorated units and indigenous need. In the first Two Rounds of COAH's fair share allocations (1987-1999), COAH used seven indicators to calculate indigenous need: age of dwelling; plumbing facilities; kitchen facilities; persons per room; heating fuel; sewer; and, water. In the proposed Round Three rules, COAH has reduced this to three indicators, which in addition to age of unit (Pre-1940 units in Table 2), are the following, as described in COAH's rules.

*Plumbing Facilities* Inadequate plumbing is indicated by either a lack of exclusive use of plumbing or incomplete plumbing facilities.

*Kitchen Facilities* Inadequate kitchen facilities are indicated by shared use of a kitchen or the non-presence of a sink with piped water, a stove, or a refrigerator.

Table 8 compares the Township, County, and State for the above indicators of housing quality. The Township is comparable to the County in units with inadequate plumbing and kitchen facilities but contains fewer inadequate units than the State.

**TABLE 8: Housing Quality for Township, County, and State**

Condition	%		
	Franklin Township	Warren County	New Jersey
Inadequate plumbing <sup>1</sup>	0.4	0.4	0.7
Inadequate kitchen <sup>1</sup>	0.8	0.7	0.8

Notes: <sup>1</sup>The universe for these factors is all housing units.

Source: 2000 U.S. Census, SF-3 for Township, County, and State QT-H4.

The last factors used to describe the municipal housing stock are the values and rental values for residential units. With regard to values, the 2000 Census offers a summary of housing

values. These data are provided in Table 9 and indicate that 46% of all residential properties in the Township are valued at \$150,000 or more.

**TABLE 9: Value of Owner Occupied Residential Units**

Value	Number of Units	%
\$0 – 50,000	0	0.0
\$50,000 – 99,999	57	8.4
\$100,000 – 149,999	153	22.5
\$150,000 – 199,999	180	26.4
\$200,000 – 299,999	249	36.6
\$300,000 – 499,999	42	6.2
\$500,000 – 999,999	0	0.0
\$1,000,000 +	0	0.0

Source: 2000 U.S. Census, SF-3 for Township, County, and State, DP-4.

The data in Table 10 indicate that virtually all housing units rent for over \$500/month with the largest percentage, 36%, found between \$500 and \$749 per month, and 14% of the units renting for \$1,000/ month or more.

**TABLE 10: Gross Rents for Specified Renter-Occupied Housing Units<sup>1</sup>**

Monthly Rent	Number of Units	%
Under \$200	4	4.0
\$200 – 299	4	4.0
\$300 – 499	8	8.0
\$500 – 749	36	36.0
\$750 – 999	30	30.0
\$1,000 – 1,499	9	9.0
\$1,500 or more	5	5
No Cash Rent	4	4

Note: Median gross rent for Greenwich Township is \$725.

Source: 2000 U.S. Census, SF-3 for Township, QT-H12.

The data in Table 11 indicate that there are 32 renter households making less than \$35,000 annually. At least 24 of these households are paying more than 30% of their income for rent; a figure of 30% is considered the limit of affordability for rental housing costs. All renter households that make more than \$35,000 are paying under 30% for gross rent.

**TABLE 11: Household Income in 1999 by Gross Rent as a Percentage of Household Income in 1999<sup>1</sup>**

Income	Number of Households	Percentage of Household Income					
		0 – 19%	20 – 24%	25 – 29%	30 – 34%	35% +	Not computed
< \$10,000	8	0	4	0	0	0	4
\$10,000 – 19,999	13	0	0	0	0	13	0
\$20,000 – 34,999	11	0	0	0	3	8	0
\$35,000 +	68	55	13	0	0	0	0

Note: <sup>1</sup>The universe for this Table is specified renter-occupied housing units.

Source: 2000 U.S. Census, SF-3 for Township, QT-H13.

## Analysis of Demographic Characteristics

As with the inventory of the municipal housing stock, the primary source of information for the analysis of the demographic characteristics of the Township's residents is the 2000 U.S. Census. The data collected in the 2000 Census provide a wealth of information concerning the characteristics of the Township's population.

The 2000 Census indicates that the Township has 2,768 residents, or 364 more residents than in 1990, representing a population increase of approximately 15%. The Township's 15% increase in the 1990's compares to a 11.8% increase in Warren County and a 8.9% increase in New Jersey.

The age distribution of the Township's residents is shown in Table 12. The younger age classes (0-4, 5-19) show males dominating the age cohorts, as well as the age groups from 35 to 69. Females predominate in the 20 to 34 age ranges and the 70+ classes.

**TABLE 12: Population by Age and Sex**

Age	Total Persons	Male	Female
0-4	195	103	92
5 – 19	656	349	307
20 – 34	379	182	197
35 – 54	986	503	483
55 – 69	372	191	181
70 +	180	75	105
<b>Total</b>	<b>2,768</b>	<b>1,403</b>	<b>1,365</b>

*Source: 2000 U.S. Census, SF-1 for Township, QT-P1.*

Table 13 compares the Township to the County and State for the same age categories. The principal differences among the Township, County, and State occur in the 5-19, 20-34 and 70+ age categories. The Township has a higher percentage of 5-19 year olds than the County or State, while the Township's 20-34 year old category is lower than the County and State. The Township also has a lower percentage of those over the age of 70.

**TABLE 13: Comparison of Age Distribution for Township, County, and State (% of persons)**

Age	Franklin Township	Warren County	New Jersey
0-4	7.0	6.9	6.7
5 – 19	23.7	21.4	20.4
20 – 34	13.7	17	19.9
35 – 54	35.6	33.1	30.9
55 – 69	13.4	12.2	12.4
70 +	6.5	9.6	9.7
<b>Median</b>	<b>38.2</b>	<b>37.6</b>	<b>36.7</b>

*Source:* 2000 U.S. Census, SF-1 for Township, County, and State. QT-P1.

Table 14 provides the Census data on household size for the Township, while Table 15 compares household sizes in the Township to those in Warren County and the State. The Township differs from the County and State in terms of the distribution of household sizes by having fewer households of one person and more households of 4 to 6 persons.

**TABLE 14: Persons in Household**

Household Size	Number of Households
1 person	181
2 persons	301
3 persons	183
4 persons	174
5 persons	89
6 persons	32
7 or more persons	12

*Source:* 2000 U.S. Census, STF-1 for Township, QT-P10.

**TABLE 15: Comparison of Persons in Household for Township, County, and State (% of households)**

Household Size	Franklin Township	Warren County	State
1 person	18.6	24.0	24.5
2 persons	31.0	32.3	30.3
3 persons	18.8	17.0	17.3
4 persons	17.9	16.5	16.0
5 persons	9.2	7.3	7.5
6 persons	3.3	2.1	2.7
7 or more persons	1.2	.9	1.7
<b>Persons per household</b>	<b>2.84</b>	<b>2.61</b>	<b>2.68</b>

Source: 2000 U.S. Census, SF-1 for Township, County, and State, QT-P10.

Table 16 presents a detailed breakdown of the Township's population by household type and relationship. There are 750 family households in the Township and 222 non-family households; a family household includes a householder living with one or more persons related to him or her by birth, marriage, or adoption, while a non-family household includes a householder living alone or with non-relatives only. In terms of the proportion of family and non-family households, the Township has more family households than the County or State (77.2% for the Township, 71.1% for the County, and 70.3% for the State).

**TABLE 16: Persons by Household Type and Relationship**

	Total
<b>In family Households:</b>	<b>750</b>
Spouse	647
Child	939
<b>In Non-Family Households:</b>	<b>222</b>
Male householder:	121
Living alone	92
Not living alone	29
Female householder:	101
Living alone	89
Not living alone	12
<b>In group quarters:</b>	<b>9</b>
Institutionalized:	0
Non-institutionalized	9

Source: 2000 U.S. Census, SF-3 for Township, QT-P10, P11 and P12.

Table 17 provides 1999 income data for the Township, County, and State. The Township's

per capita and median incomes are higher than those of the State and the County. The definitions used for households and families in Table 17 are similar to those identified in the description of Table 16, so that the households figure in Table 17 includes families.

**TABLE 17: 1999 Income for Township, County, and State**

Jurisdiction	Per Capita Income	Median Income	
		Households	Families
Franklin Township	\$27,224	\$69,115	\$72,763
Warren County	\$25,728	\$56,100	\$66,223
New Jersey	\$27,006	\$55,146	\$65,370

*Source: 2000 U.S. Census, SF-3 for Township, County, and State, DP-3.*

Table 18 addresses the lower end of the income spectrum by providing data on poverty levels for persons and families. The determination of poverty status and the associated income levels is based on the cost of an economy food plan and ranges from an annual income of \$9,570 for a one-person family to \$32,390 for an eight-person family (three-person family is \$16,090) (determined for 2005). According to the data in Table 18, the Township proportionally has fewer persons and families qualifying for poverty status than do the County or State. However, the percentages in Table 18 translate to 86 persons, but only 18 families, in poverty status. Thus, the non-family households have a much larger share of the population in poverty status.

**TABLE 18: Poverty Status for Persons and Families for Township, County, and State  
(% with 1999 income below poverty)**

Jurisdiction	Persons (%)	Families (%)
Franklin Township	3.1	2.4
Warren County	5.4	3.6
New Jersey	8.5	6.3

*Source: 2000 U.S. Census, SF-3 for Township, County, and State, DP-3.*

The U.S. Census includes a vast array of additional demographic data that provides interesting insights into an area's population. For example, Table 19 provides a comparison of the percent of persons who moved into their homes between the years 1995-1998; this is a surrogate measure of the mobility/stability of a population. The data indicate that the percentage of Township residents residing in the same house as in 1995 is less than that of the County and State.

**TABLE 19: Comparison of 1995-1998 Place of Residence for Township, County, and State**

Jurisdiction	Percent living in same house in 1995-1998
Franklin Township	22.5
Warren County	26.3
New Jersey	27.7

Source: 2000 U.S. Census, SF-3 for Township, County, and State, QT-H7.

Table 20 compares the educational attainment for Township, County, and State residents. These data indicate that Township residents exceed State and County residents in residents with a high school diploma or higher but fewer with a bachelor's degree or higher.

**TABLE 20: Educational Attainment for Township, County, and State Residents  
(Persons 25 years and over)**

Jurisdiction	Percent (%) high school graduates or higher	Percent (%) with bachelor's degree or higher
Franklin Township	87.0	21.5
Warren County	84.9	24.4
New Jersey	82.1	29.8

Source: 2000 U.S. Census, SF-3 for Township, County, and State, DP-2.

The 2000 Census also provides data on the means of transportation which people use to reach their place of work. Table 21 compares the Census data for the Township, County, and State relative to driving alone, carpooling, using public transit, and using other means of transportation. The Township has a relatively high percentage of those who drive alone, and a relatively low percentage of workers who carpool or use public transit.

**TABLE 21: Means of Transportation to Work for Township, County and State Residents  
(Workers 16 years old and over)**

Jurisdiction	Percent who drive alone	Percent in carpools	Percent using public transit	Percent using other means
Franklin Township	83.8	8.4	0.4	7.6
Warren County	81.4	10.9	1.2	6.5
New Jersey	73	10.6	9.6	6.7

Source: 2000 U.S. Census, SF-3 for Township, County, and State, DP-3.

## Projection of Municipal Housing Stock

As part of the mandatory contents of a housing element, the township is required to produce “a projection of the municipality’s housing stock, including the probable future construction of low and moderate income housing, for the next six years, taking into account, but not necessarily limited to, construction permits issued, approvals of applications for development and probable residential development of lands.” (N.J.S.A. 52:27D-310b.) Table 22 provides detailed information concerning the issuance of building permits for new residential units for the last 24 years, and provides summary information dating back to 1970.

**TABLE 22: New Residential Building Permits, 1980-2004 by year**

<b>Year</b>	<b>Single-Family Units</b>	<b>Multi-Family Units</b>	<b>Total Units</b>
1980	2	0	2
1981	4	4	8
1982	5	0	5
1983	5	0	5
1984	11	0	11
1985	9	0	9
1986	40	0	40
1987	15	0	15
1988	5	0	5
1989	8	0	8
1990	17	0	17
1991	4	0	4
1992	12	0	12
1993	23	0	23
1994	21	0	21
1995	11	0	11
1996	12	0	12
1997	8	0	8
1998	28	0	28
1999	31	0	31
2000	57	0	57
2001	56	0	56
2002	25	0	25
2003	13	0	13
2004	9	0	9
<b>Total</b>	<b>431</b>	<b>4</b>	<b>435</b>
<b>1980-1989</b>	<b>104</b>	<b>4</b>	<b>108</b>
<b>1990-1999</b>	<b>167</b>	<b>0</b>	<b>167</b>
<b>2000-2004</b>	<b>160</b>	<b>0</b>	<b>160</b>

Source: New Jersey Department of Labor, New Jersey Residential Building Permits, Historical Summary 1980-1989, and New Jersey Department of Labor for the years 1990-2004.

## Analysis of Employment Characteristics

Of those in the labor force, the largest concentration as of the 2000 Census was in the Management, professional, and related occupations with 28.7 percent. Sales and office occupations at 27.1 percent constituted the next highest category (Table 23).

**TABLE 23**  
**Year 2000: Employment Civilian Population**  
**16 years and over**

<b>Occupation</b>	<b>Number</b>	<b>Percent</b>
Management, professional, and related occupations	408	28.7
Service occupations	191	13.4
Sales and office occupations	385	27.1
Farming, fishing, and forestry occupations	17	1.2
Construction, extraction, and maintenance occupations	224	15.7
Production, transportation, and material moving occupations	198	13.9

Source: U.S. Census

Local employment within Franklin Township is distributed across a range of private and public sector industries detailed in the following table.

**TABLE 24**  
**Franklin Township**  
**Local Employment Entities: 2008**

	<b>Average Units</b>	<b>Average Annual Employment</b>
Federal Government	2	14
State Government	1	15
Local Government	5	272
Private Sector	96	738
<b>TOTAL - All Covered UI &amp; UCFE</b>	<b>104</b>	<b>1,038</b>

## FAIR SHARE PLAN

### **Prior Round Obligation**

COAH's recalculated prior round obligation for Franklin Township is 11 units including a mandatory rental obligation which equates to 3 units (see calculations, below). Rental bonus credits for the prior round cannot exceed the actual number of required rental units hence the maximum rental bonus credits eligible for the prior round is capped at 3. Franklin Township will apply a total of 8 credits for bedrooms in two existing group homes and a rental bonus of 3 credits to provide the required prior round obligation of 11.

#### A. Rental Unit Obligation

The rental obligation for the prior round is calculated in accordance with N.J.A.C. 5:97-3.10(b)1 as follows:

- Rental requirement = 25 percent (prior round obligation[11] – prior cycle credits[0] – impact of 20 percent cap[0] – impact of the 1,000 unit limitation[0])
- $0.25(11 - 0 - 0 - 0) = 2.75$  rounded up to 3 units

#### **3 rental units required**

#### B. Age-Restricted Units – Maximum

The maximum number of age restricted units eligible for credit in the prior round is calculated in accordance with N.J.A.C. 5:97-3.10(c)1 as follows:

Age-restricted maximum = 25 percent (prior round obligation[11] + rehabilitation share[9] – prior cycle credits[0] – rehabilitation credits[4] – impact of 20 percent cap[0] – impact of the 1,000 unit limitation[0] – transferred or proposed RCA units addressing the prior round obligation[0])

- $0.25(11 + 9 - 0 - 4 - 0 - 0 - 0)$
- $0.25(16) = 4$

#### **4 age-restricted units eligible for credit**

#### C. Rental Bonuses

The Township is eligible for one bonus credit per unit of non-age restricted rental housing in accordance with N.J.A.C. 5:97-3.5(a). The maximum amount of rental bonus credits is capped at the number of the Township's prior round rental obligation which is 3.

**Maximum number of rental bonus credits: 3**

#### **Existing Inventory**

- Asbury Group Home: 5 bedrooms
- Whites Road Group Home: 3 bedrooms

<b>Total: 8 bedrooms = 8 credits</b>
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Of these 8 bedrooms, 3 will be counted toward the prior round rental obligation of 3 units thus satisfying the rental obligation and qualifying for 3 bonus credits.

8 credits for alternative living bedrooms  
3 rental bonus credits

<b>11 bedrooms &amp; credits</b>
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The entire prior round obligation of 11 units is thus satisfied.

### **Third Round New Construction Obligation**

#### Overview

Franklin Township has a third round affordable housing obligation of 100 units based upon COAH's projected growth of 220 total residential units and 898 new jobs. As indicated in Workbook A, of the 120 total units in the Brandywine development 7 will be affordable units which in turn allows for the exclusion of 40 market units from growth share obligations. As such the adjusted projected growth for the residential portion is reduced from 220 units to 173 units. On the employment side of the projection equation, a total of 898 new jobs are projected. The largest commercial facility in the Township is Franklin Realty Group, LLC (Archive Systems) which secured certificates of occupancy for a total of 202,062 square feet of gross floor area in the period since January 2004. Under the ratios of nonresidential GFA square footage to affordable units set forth in Appendix D of COAH's substantive rules (5:97) a total of 202 jobs would be associated with the Archives facility, however; Archives has only 86 employees, a difference of 116 jobs. Accordingly, Franklin Township seeks to adjust the employment growth projection from 898 jobs to 782 jobs to reflect the actual employment conditions in the Archives facility. Pursuant to the footnote attached to the "Storage" category in Appendix D, the Township will submit appropriate documents to support this claim.

With the adjustments to the residential and nonresidential growth projections, the modified growth share obligation is reduced from 100 units to 84 units as indicated in Workbook A, attached with this Petition.

The Township also has a rehabilitation obligation of 9 units, of which 4 have been completed to date.

### Fair Share Strategy

Franklin Township received substantive certification from COAH for the initial round (1987-1993) on October 30, 1989. Substantive certification of the Township's second round affordable housing obligation (1987-1999) was granted on February 5, 1997. The second round HE/FSP, was adopted by the Franklin Township Planning Board on September 20, 1995 and subsequently amended at COAH's direction with a revised HE/FSP adopted by the Franklin Township Planning Board on November 7, 2001. The second round HE/FSP included credits for seven affordable units to be included within a larger development approved within the Township's PD-Planned Development Option District. That development was the result of a Mediation Agreement dated March 9, 1989 between Cohn Construction Company (Brandywine at Broadway) and Franklin Township comprising 120 attached single-family dwelling units consisting of 113 townhouse units and seven "flats" which were the affordable units. A portion of the tract (Block 26, Lot 3) was to include a commercial component as well. The seven affordable units would consist of four low income units and three moderate income units.

The Mediation Agreement also provided that the developer would contribute \$60,000 to the Township's affordable housing trust fund with the development of either the residential or commercial areas in increments of \$20,000 linked to certificate of occupancy thresholds. The development was to be served by an on-site sanitary waste treatment facility as described in the Township's Wastewater Management Plan of October 1991.

This Fair Share Plan will satisfy the 84-unit third round obligation with the seven affordable units included in the Brandywine at Broadway project, four family residential units included with the residential development known as 55 Edison Road, LLC, located on Lot 18 in Block 26 which received Preliminary Major Subdivision approval from the Franklin Township Land Use Board on March 17, 2010 as memorialized in the Board's Resolution adopted on May 5, 2010 and with several of the "mechanisms" as set forth in Subchapter 6 of the third round Substantive Rules, as follows:

- a) Municipally sponsored and 100 percent affordable developments (5:97-6.7)
- b) Supportive and special needs housing (5:97-6.10)

- **Brandywine: 7 dwelling units / 7 credits**
- **Edison Road LLC: 4 dwelling units / 4 credits**

### **Affordable Housing Mechanisms**

- (a) Municipally sponsored and 100 percent affordable developments (5:97-6.7)

Franklin Township will utilize two municipally-owned sites in partnership with qualified developers, including non-profit organizations, to implement (a) and (b), above. The first site is a 29 acre parcel known as Lot 9.02 in Block 16 which will accommodate 38 dwelling units in a combination of single-family and duplex units served by individual wells and individual subsurface disposal systems. This site can be developed in phases with the initial phase designed to accommodate the 13 units of "actual growth" obligation (based on certificates of

occupancy issued from January 1, 2004 to the present). The second site is known as Lot 21.04 in Block 16 which comprises 5 acres. Lot 21.04 will be served with public water and individual subsurface disposal systems. A total of 6 units are proposed for this site.

- **Block 16, Lot 9.02: 38 dwelling units / 38 credits**
- **Block 16, Lot 21.04: 6 dwelling units / 6 credits**

(b) Supportive and special needs housing (5:97-6.10)

The municipally-owned site located on Block 16, Lot 9.02 will also accommodate one “supportive and special needs housing” residence with a total of four bedrooms. (Note: The unit of credit for “supportive and special needs housing” is the number of bedrooms per 5:97-6.10 (b) 1. Franklin Township will enact the necessary modifications to its zoning regulations to accommodate the proposed density and housing types for lots 9.02 and 21.04 in Block 16.

- **Lot 9.02: 4-bedroom “supportive and special needs residence” / 4 credits**

Based on a growth share obligation of 84 units, the inclusionary developments and “mechanisms” listed above will provide 59 credits. This leaves a remaining balance of 25 units/credits. The Township proposes to address the remaining obligation of 25 units with rental bonus credits and a second “supportive/special needs” residence of 4 bedrooms.

With regard to the rental bonus credits, once the third round rental obligation of 21 units is addressed, the Township will be eligible for a maximum of 21 rental bonus credits, assuming the development of an additional 21 rental units over and above the rental obligation. Because all of the units/bedrooms identified above are expected to be rental units, it is reasonable to project that the Township will be eligible for the full rental bonus credits.

Combined with one additional “municipally sponsored/100% affordable project” that is anticipated to be a “supportive and special needs” residence consisting of four bedrooms, Franklin Township will fully address its third round obligation of 84 units/credits which, of course, will apply only if the projected residential and employment growth occurs as projected by COAH.

**Summary**

<b>Development/Mechanism</b>	<b>Type</b>	<b>Units/Bedrooms/Credits</b>
Brandywine	Family rental	7
Edison Road LLC	Family rental	4
Block 16, Lot 9.02	Family rental	38
Block 16, Lot 9.02	“supportive/special need”	4
Block 16, Lot 21.04	Family rental	6
Municipally sponsored/100% affordable	“supportive/special need”	4
Rental bonus credits		21
<b>TOTAL</b>		<b>84</b>

## Components of Third Round Obligation

The third round growth share obligation must include at least fifty percent of the total as family units, 25 percent of the total as rental units, and of those rental units at least fifty percent must be available for family occupancy. The affordable housing obligation must provide for an equal distribution of low and moderate-income households and ensure that at least 13 percent of the total is available to households qualifying as “very low income”. In addition, no more than 25 percent of the total growth share may be age-restricted housing and all bonus credits are capped at 25 percent of the total growth share.

### Rental Bonus

Rental bonus credits are awarded differently in the third round. In the prior round a municipality earned up to one bonus credit for each rental unit that addressed the minimum rental unit obligation. In the current period rental bonus credits are available for those units/bedrooms that exceed the minimum rental unit obligation. In other words, for Franklin Township the prior round rental unit obligation was 3 units which, when satisfied, enabled the Township to claim up to one credit per unit for a total of 3 rental bonus credits.

In contrast, the third round rules require that a municipality first provide its minimum rental unit obligation before bonus credits are available. In addition, the third round rules impose a maximum cap on all bonus credits equal to 25 percent of the municipality’s growth share obligation. For Franklin Township, the rental unit obligation is 25 units consequently the maximum number of bonus credits available for this period is also 25. (The calculations showing how these figures are derived are presented below.)

Third Round Growth Share Obligation: 84 units to be distributed as follows:

- Family housing obligation:  $84 \times .5 = 42$  units
- Rental obligation:  $84 \times .25 = 21$  units
- Family rental obligation:  $21 \times .5 = 10.5$  units (rounded up to 11 units)
- Very low income obligation:  $84 \times .13 = 10.92$  units (rounded up to 11 units)

### Permitted

- Maximum bonus credits:  $84 \times .25 = 21$  credits
- Maximum age restricted:  $84 \times .25 = 21$  units

Brandywine, Edison Road, LLC, and the municipally sponsored projects are expected to consist of family rental units thus satisfying the overall rental unit obligation, the family unit obligation, and the family rental unit obligation.

The supportive and special needs housing will address 4 of the 11 units in the “very low” income category. The remaining 7 “very low” income units will be distributed within the municipally sponsored projects.

### Rehabilitation Obligation

Franklin Township has a rehabilitation obligation of 9 units. To date 4 units have undergone substantial rehabilitation, funded by the Warren County Department of Community Development program. The Township will disseminate information about the County program through the Township's website, mailings with property tax bills, and notices and/or news articles in local circulation newspapers. Table 25 outlines the proposed schedule to address the remaining rehabilitation obligation of 5 units.

**Table 25**  
**Proposed Schedule for Franklin Township**  
**Housing Rehabilitation Program**

Year	2010	2011	2012	2013	2014	2015	2016	2017	2018	Total
# Units		1	1	1	1	1				5